

MEMORANDUM

Agenda Item No. 5(C)


TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 22, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution approving a new
administration building for the
Public Works and Waste
Management Department,
located at 18701 NE 6th Avenue

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



R. A. Cuevas, Jr.
County Attorney

RAC/Imp

Memorandum



Date: January 22, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, likely of Carlos A. Gimenez, written over the "From:" line.

Subject: Governmental Facilities Hearing Application GF 12-01
New Administration Building for Public Works and Waste Management
Department (PWWM)

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution approving a new satellite waste operations administration building for the Public Works and Waste Management Department, located at 18701 NE 6th Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources at the request of the Public Works and Waste Management Department (PWWM) and is recommended for approval.

Scope

The new building will be located at the Regional Solid Waste Facility located in Commission District 1 (Comm. Barbara Jordan). This facility primarily serves communities in the north and northeast sectors of Miami-Dade County.

Fiscal Impact/Funding Source

Funding for the new satellite waste operations administration building is to be provided from the Waste Collection Operations Fund, Project County ID# 505950, Project #EDP-SW-09E016. The new building cost is estimated to be \$300,000 for design and \$1,950,000 for construction including contingencies.

Track Record/Monitor

Lee Casey, Sr. Division Director of Technical Services and Environmental Affairs for the Public Works and Waste Management Department will oversee the development of the new administration Building.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the County Code. Specifically, this item requests Board approval of a new, 7,090.4 sq. ft. satellite waste operations administration building that will provide administrative support to waste collection employees and to a lesser extent disposal employees and store PWWM Department archives. Public meetings were held by the PWWM Department with neighborhood residents on December 5, 2012 and January 30, 2013. Neighbors had no objections to the application.

Governmental Facilities – New Administration Building

LOCATION: 18701 NE 6th Avenue, unincorporated Miami-Dade County.

FOLIO NUMBERS: 30-2206-000-0121 and 30-2206-000-0117

SIZE: Approximately 12.3 acres

ZONING: IU-2, Heavy Industry

JUSTIFICATION: The current waste transfer administration building was built in 1968 and forty-four (44) years later, the County's solid waste operation at this location has grown substantially, necessitating a new administration building to accommodate primarily collection employees' office space needs. The new offices are designed to properly conduct collection and disposal of waste management operations and to store the Department's archives.

PROJECT DESCRIPTION: The new 7,090.4 sq. ft. administration building consists of the following: offices; showers; locker rooms; a conference room; reception area; an assignment room; a dispatch area; staff break room; and storage rooms. The new building is proposed on the west side of the subject property known as the PWWM NE Transfer Station, which is located at 18701 NE 6th Avenue. This property already houses a mechanical shop and fuel pumps building, an open truck wash building, a surge pit facility, a scale-house building, an existing administration building and parking for employees and trailers.

A LEED Silver certification for this development is sought; as such, the new building incorporates such features as an energy efficient AC, lighting and solar panel back-up water heater, high efficient fixtures, water efficient toilets, native landscaping, a rain water collection system and reuse, as well as low emissions sealants and paints.

SITE REVIEW
COMMITTEE:

The committee's task is to review projects subject to 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on September 12, 2012 and recommended approval.

PUBLIC HEARING:

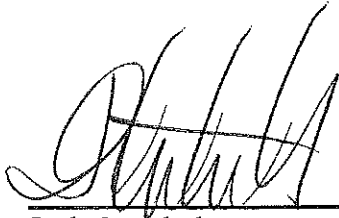
Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction, erection or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board is required. The Board may only authorize the use, construction, erection and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Gilberto Blanco, Supervisor

DELEGATED
AUTHORITY:

This resolution approves the Public Works and Waste Management New Administration Building located at 18701 NE 6th Avenue.

A handwritten signature in dark ink, appearing to read 'Jack Osterholt', is written over a horizontal line.

Jack Osterholt
Deputy Mayor

Memorandum



Date: October 29, 2013

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF12-01 New Administration Building for Public Works and Waste
Management Department (PWWM)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the Public Works and Waste Management Departments (PWWM) new satellite waste operations administration building for, located at 18701 NE 6th Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources at the request of PWWM. The Miami-Dade County Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on September 12, 2012, and recommends approval of the new administration building.

STAFF REPORTS

Department of Regulatory and Economic Resources

Metropolitan Planning Division:

1. Comprehensive Development Master Plan (CDMP)

The 12.3-acre County-owned site is comprised of two parcels and located in an industrial area bounded by the Snake Creek Canal on the northeast, the CSX Railroad and Interstate 95 on the southeast, and warehouses and food processing facilities on the south and west. The property contains five buildings operated by PWWM and the Internal Services Department (ISD) and includes the North East Transfer Station Administration Building, Scale House, Surge Pit Building and Truck Wash, and ISD's Fleet Management Shop 3A and fuel pumps. The property is designated "Industrial and Office" on the Adopted 2015-2025 Land Use Plan map. The "Industrial and Office" designation allows manufacturing operations, maintenance and repair facilities, construction and utility-equipment maintenance yards, warehouses, office buildings and limited commercial uses (CDMP p. I-39).

The proposed administration building is consistent with the adopted goals, objectives and policies of the Comprehensive Development Master Plan (CDMP). The Regulatory and Economic Resources Department, Planning Division, recommends that the applicant coordinate with the Americans with Disabilities Act Coordination staff and other permit agencies to address all accessibility requirements.

STATEMENT OF LEGISLATIVE INTENT

The Board recognizes that a particular application may bring into conflict, and necessitate a choice between, different goals, priorities, objectives, and provisions of the CDMP. While it is the intent of the Board that the Land Use Element be afforded a high priority, other elements must be taken into consideration in light of the Board's responsibility to provide for the multitude of needs of a large heavily populated and diverse community. This is especially true with regard to the siting of public facilities.

Recognizing that County Boards and agencies will be required to balance competing policies and objectives of the CDMP, it is the intention of the County Commission that such boards and agencies consider the overall intention of the Commission that such boards and agencies consider the overall intention of the CDMP as well as portions particularly applicable to a matter under consideration in order to ensure that the CDMP, as applied, will protect the public health, safety and welfare.

Land Use Element

The proposed site plan will further the following policies of the Land Use Element:

Industrial and Office.

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, **public facilities**, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited I-40 in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of

uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

Public Facilities

Large-scale public facilities, institutional and communications uses, and utilities are specifically identified in the Institutions, Utilities, and Communications category on the Plan map. Small-scale uses and the facilities intended to serve the immediate needs of the residential community may be permitted on compatible sites in Residential Communities subject to adequate design and buffering. These facilities include fire stations, electrical substations and distribution facilities, cell antenna, natural gas, telephone, fiber optic, cable, water and sewer facilities. They are preferably located in activity nodes, transition areas, and along major thoroughfares, and also at section centers if designed to serve the immediate neighborhood. **Larger uses and facilities which are designed to serve more than a local area are preferably located in or adjacent to Industrial and Office, or Business and Office areas.** Cemeteries may also be permitted in Residential Communities where direct access to a Major or Minor Roadway is provided or where traffic would not disrupt adjacent residential areas.

Institutions, Utilities and Communications

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Policy LU-4A

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

2. Impact of Facility on Surrounding Land Use and CDMP Consistency

The proposed administration building is **consistent** with the adopted goals, objectives and policies of the Comprehensive Development Master Plan (CDMP) based on the following:

The subject property is designated for industrial and office uses in the adopted 2015-2025 Land Use Plan map. This land use category permits manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Also included are construction and utility-equipment maintenance yards, utility plants, **public facilities**, hospitals and medical buildings. The application is consistent with the public utilities text indicating that the establishment of larger uses and facilities which are designed to serve more than a local area is preferably located in or adjacent to Industrial and Office, or Business and Office areas. This new building is proposed in an area of Miami-Dade that is intensively developed with industrial and office uses. There are warehouses to the south and west of the property, which is separated from single-family residential properties located to the north and east by a canal and Interstate 95. An office/administration facility as the one proposed does not typically generate elevated levels of noise, odors, vibration, glare or other impacts associated with industrial uses. In this regard, the proposed new administration building is consistent with Policy LU4A of the adopted Miami-Dade County Comprehensive Development Master Plan (CDMP). The building is proposed on the west side of the property, in close proximity to NE 6th Avenue. It will become part of the complex of public uses already established in the site and is well spaced from single-family residences nearby. As such, this application is deemed to be **compatible** with the surrounding area and **consistent** with the Master Plan.

Development Services Division:

1. Background:

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the County Code. Specifically, this item requests Board approval of a new, 7,090.4 sq. ft. administration building that will provide administrative support primarily to waste collection employees and to a lesser extent disposal employees and store PWWM archives. Public meetings were held by the PWWM Department with neighborhood residents on December 5, 2012 and January 30, 2013. Neighbors expressed no objections to the application and PWWM accommodated in the site plan permissible requests from neighbors.

2. Project Description:

The new administration building consists of the following: offices; showers; locker rooms; a conference room; reception area; an assignment room; a dispatch area; staff break room; and storage rooms. The new building is proposed on the west side of the subject property known as the PWWM NE Transfer Station, which is located at 18701 NE 6th Avenue. This property already houses a mechanical shop and fuel pumps building, an open truck wash building, a surge pit facility, a scale-house building, an existing administration building and parking for employees and trailers.

A LEED Silver certification for this development is sought; as such, the new building incorporates such features as an energy efficient AC, lighting and solar panel back-up water heater, high efficient fixtures, water efficient toilets, native landscaping, a rain water collection system and reuse, as well as low emissions sealants and paints.

| NEIGHBORHOOD CHARACTERISTICS | | |
|-------------------------------------|---|---|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | IU-2; County Facilities: old administration building; scale house, surge pit building; truck wash; fleet management shop and fuel pumps | Industrial and Office |
| North | Canal, PAD; vacant property | Canal; Low Density Residential (2.5 to 6 du/ac) |
| South | IU-2, AU and IU-1; Warehouses | Industrial and Office and Terminals |
| East | Canal, AU; Offices, Warehouses | Canal; Low Density Residential (2.5 to 6 du/ac) |
| West | IU-2; Food Processing and Warehouses | Industrial and Office |

The **Development Services Division** recommends approval of this application. The proposed new administration building for PWWM that will provide administrative support primarily to waste collection employees and to a lesser extent, disposal employees, is compatible with surrounding uses and consistent with the Master Plan.

3. Conditions:

- a. The site plan for Public Works and Waste Management Department shall be submitted to the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit.
- b. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "Public Works and Waste Management Department", as prepared by TSAO DesignGroup dated October 21, 2013.
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee.
- d. That the applicant submit to the Department of Regulatory and Economic Resources or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to final construction sign off.

- e. That the applicant, coordinate with the Office of Americans with Disabilities Act Coordination and other permit agencies to address all accessibility requirements.
- f. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 of the Code of Miami-Dade County.

4. Zoning and Platting Section:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

The land complies with Chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

Should you have any questions, please contact Leo Rodriguez, at (305) 375-2141.

5. Traffic Concurrency Section:

Roadway/Traffic Concurrency: No new trips are anticipated as a result of this proposed application; therefore, there are no roadway/traffic concurrency impacts.

Should you have any questions, please contact Elena Cata-Brinas or Orlando Grandal, Traffic Concurrency Section, at (305) 375-2268.

6. Environmental Resources Management Division:

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal:

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code

requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Class VI permit may be required if drainage work is proposed in a contaminated area.

Pollution Remediation

The subject site has records of current contamination issues as GSA Shop/NE Transfer (RER UT-13, SW-1327, and HWR-558). The site is a petroleum contaminated site currently in a state administered cleanup program and a solid waste contaminated site.

There are no records of a current contaminate sites directly abutting the site.

Pollution Regulation

A Resource Recovery and Management Facility Permit is not required. Be advised that this approval does not release the applicant from obtaining all required federal, state or local permits and/or approvals for the operation.

Air Quality Preservation

There are no potential air emissions issues, and no air permitting action is required at this time. Be advised that any additional operations involving air emissions will have to be permitted by the Air Facilities Section.

In the event that this project includes any kind of demolition, removal or renovation of any existing structure(s), an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Operating Permits

Section 24-18 of the Code authorizes the Department to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property will require operating permit from the Department.

Hazardous Materials Management

Due to the nature of the activities associated with the existing land use, the applicant may be required to obtain RER approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. The Industrial Facilities Section of RER should be contacted for further information on required management practices for the existing land use.

Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposed building will not impact tree resources. Please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

The subject property contains prohibited trees as referenced in Section 24-49.9 of the Code. Per Chapter 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

Should you have any questions, please contact Christine Velazquez, Chief, Office of Code Coordination, Regulatory and Economic Resources, at (305) 372-6503.

Public Works and Waste Management Department

Right-of-Way and Survey Division:

The Department of Public Works and Waste Management **Right-of-Way Division** has reviewed the application presented on the September 12, 2012 Site Review Committee meeting and has no objections to the application.

Should you have any questions, please contact Luis F. Lacau Jr., P.L.S., Public Works And Waste Management Department, at (305) 375-5774/2714.

Roadway Engineering and Right-of-Way Division:

The Public Works and Waste Management Department (PWWM) Roadway Engineering and Right-of-Way Division has reviewed the subject application and provides the following comments:

- Currently, PWWM has no proposed roadway project adjacent to the subject site in the 2013 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

Traffic Engineering Division:

The Public Works and Waste Management Department, Traffic Engineering Division (TED), has reviewed the subject application and provides the following comments:

- The applicant shall submit at Paving and Drainage submittal plans indicating traffic signs, pavement markings and curb islands turning radii dimensions, among other criteria.

Should you have any questions, please contact Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, at (305) 375-2030.

Miami-Dade Fire Rescue Department

According to the letter of intent dated August 6, 2012, the Public Works and Waste Management Department (PWWM) is seeking approval to construct an administration building at an existing solid waste management facility located at 18701 NE 6th Avenue, Miami-Dade County, Florida.

Honorable Carlos A. Gimenez
Mayor
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The solid waste management facility is currently served by Miami-Dade Fire Rescue Station No. 32 (Uleta) located at 358 NE 168th Street. The station is equipped with an Advanced Life Support (ALS) Engine and a Rescue totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week.

The Fire Engineering And Water Supply Bureau has reviewed and approved the site plan entitled "Public Works and Waste Management SWM- NE Transfer Station New 3A Building," as prepared by TSAO DesignGroup, dated 10/21/13 with the following condition:

- At time of permitting, the site plan must identify all driveway dimensions, widths, turning radii, signage location, accessibility, emergency vehicle access, set-up sites, and all other pertinent requirements as stipulated by the Florida Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

The Miami-Dade Fire Rescue Department (MDFR) has **no objections** to the proposed administration building.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Miami-Dade Water & Sewer Department

The Miami-Dade Water and Sewer Department comments and recommendations for the following site review are as follows:

Project: Construction of an Administration Building for Public Works and Waste Management

Location: 18701 NE 6 Ave.

Water & Sewer:

The Water and Sewer Service Area for the referenced project belongs to the City of North Miami Beach; however be advised that there are M-DWASD's water and/or sewer mains within the property, either in existing dedicated right-of-way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In order to close and vacate an easement, please contact Mrs. Odalys Bello at (786) 268-5268 or e-mail her at OBELLO@miamidade.gov for more information. In case of rights-of-way to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event

Honorable Carlos A. Gimenez
Mayor
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that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the Department before existing ones can be removed.

Internal Services Department

Internal Services Department (ISD) does not have any objections to the Government Facility application; however, we offer the following comments:

1. Provide site plan, landscape plan, floor plan, and exterior elevations for review.
2. Provide site data information.
3. Site Plan / Building to comply with ADA requirements.
4. Site Plan / Building to comply with LEED requirements.

Should you have any questions regarding this notification, please contact Asael Ace Marrero at 305-375-1115.

Aviation Department

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the Public Works and Waste Management Department's request for a new administrative building to be located at 18701 NE 6 Avenue in Miami-Dade County, Florida.

Please be advised that a new administrative building at this location should be compatible with MDAD's system of airports provided that the proposed use and structure elevations comply with all applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Airport Zoning.

Should you have any questions, please feel free to contact Jose A. Ramos, R.A., Director, Aviation Planning Division, at 305-876-8080.

Miami-Dade Transit

Project Description

The Miami-Dade Public Works and Waste Management Department (PWWM) is seeking approval for a Governmental Facilities Hearing in order to construct a 7,010 sq. ft. one-story administration building on the premises of the Northeast Transfer Station site located at 18701 NE 6th Avenue, Miami-Dade County Florida.

Current Transit Service

There is transit service surrounding the application site, provided by Routes 75, 95 (Dade-Broward Express) and 183. The alignment for these routes is illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

| Metrobus Route Service Summary PWWM - New 3A Administration Building Application Site | | | | | | | | |
|--|-------------------------------|--------------------|----------------------|-----------|----------|--------|--------------------------------|-----------------|
| Route(s) | Service Headways (in minutes) | | | | | | Proximity to Bus Route (miles) | Type of Service |
| | Peak (AM/PM) | Off-Peak (inldays) | Evenings (after 8pm) | Overnight | Saturday | Sunday | | |
| 75 | 30 | 30 | 60 | n/a | 45 | 60 | 0.4 | L |
| 95 (Dade-Broward Express) | 5 | n/a | n/a | n/a | n/a | n/a | 0 | E |
| 183 | 12 | 20 | 20 | n/a | 20 | 24 | 0.4 | L |

Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service

November 2012 Line Up

Future Transportation/Transit Improvements

The draft 2014 Transportation Improvement Program (TIP) lists the following improvements on the roadways within the immediate vicinity of the site.

| Facility/Project Limits | Type of Work |
|---|--|
| SR 915/NE 6 Avenue (from NE 145 Street to SR 860/Miami Gardens Drive) | Resurfacing and operational improvements |

The 2035 Long Range Transportation Plan (LRTP) lists the following improvements within the immediate vicinity of this project.

| Facility/Project Limits | Type of Work | Priority/Funding Phase |
|--|--|------------------------|
| I-95 Regional Express Bus Service (from Broward Blvd. to Downtown Miami) | Implement regional express bus service on I-95 between Broward and Miami-Dade Counties | Priority I |
| I-95 (from Golden Glades Interchange to Broward County Line) | Managed Lanes | Priority III |

The draft 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

| Route | Improvement/Adjustment |
|---------------------------|--------------------------|
| 75 | No planned improvements. |
| 95 (Dade-Broward Express) | No planned improvements. |
| 183 | No planned improvements. |

MDT Comments/Recommendations

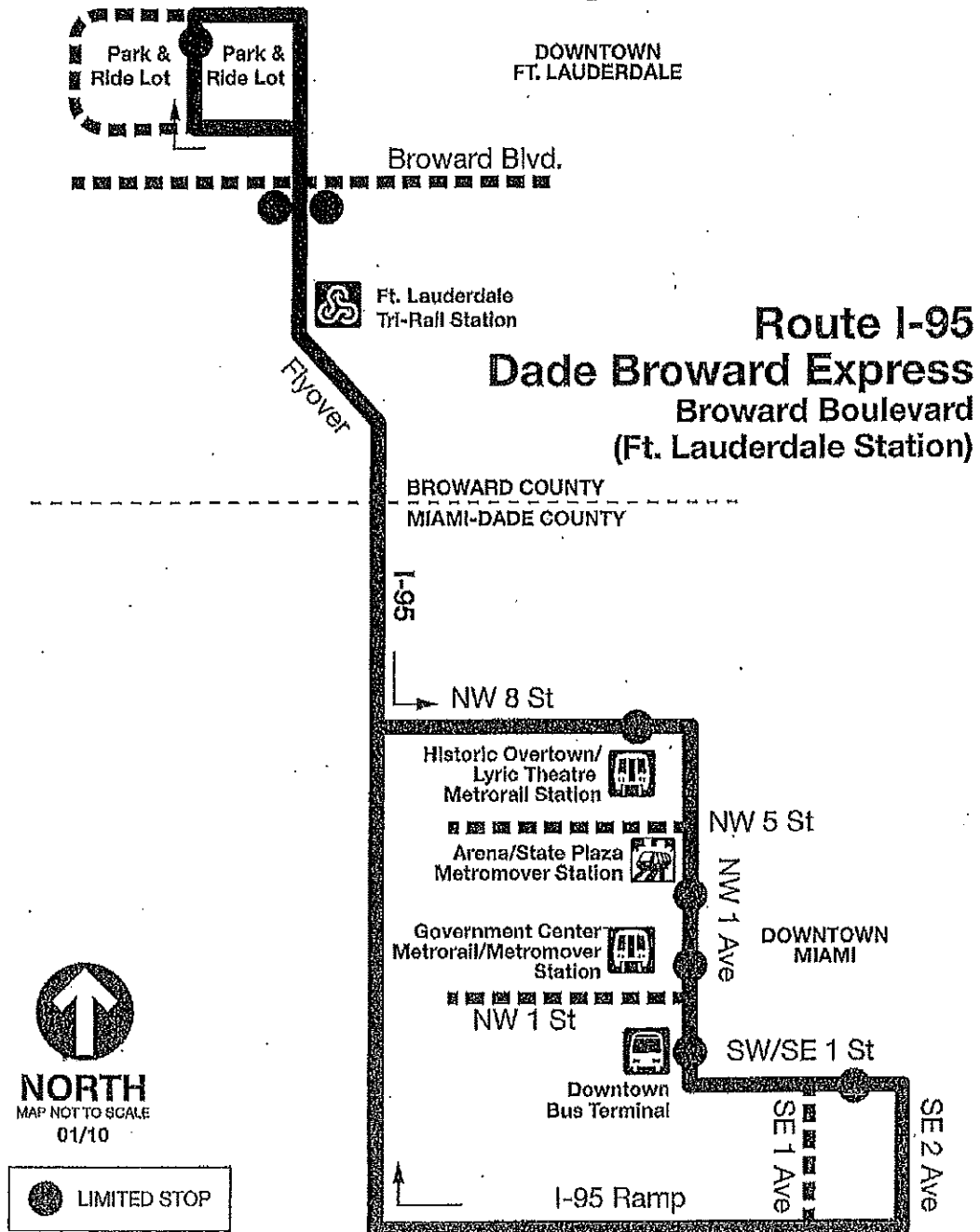
The subject site is improved with five existing buildings operated by the Public Works and Waste Management Department (PWWM) and Internal Services Department (ISD). The applicant seeks to construct a 7,010 sq. ft. one-story administration building on the premises of the Northeast Transfer Station site located at 18701 NE 6th Avenue. The proposed administration building will be contained on-site at the existing Northeast Transfer Station Site and the construction of said building is not anticipated to impact transit services in the area.

Based on the information presented, MDT has no objections to this application.

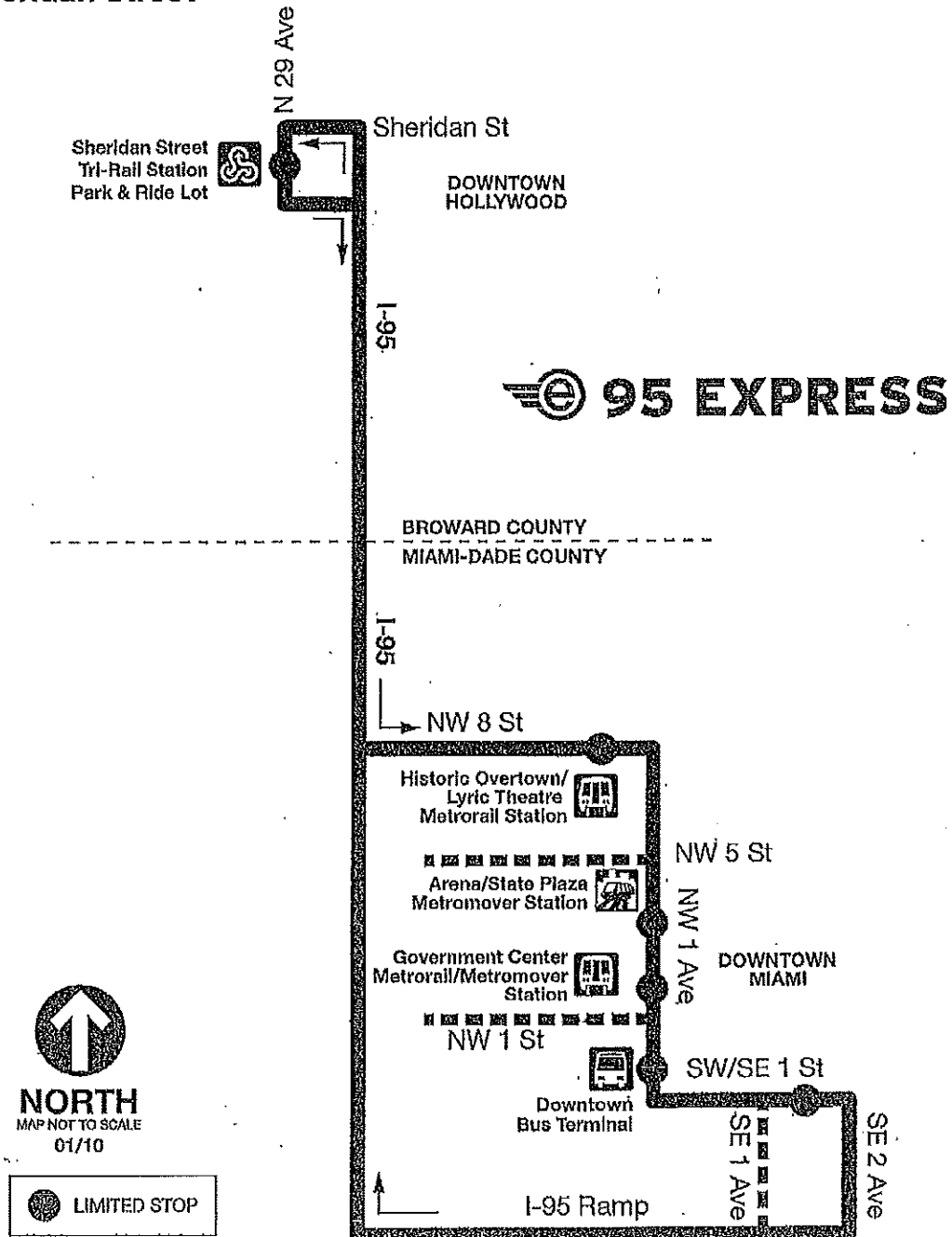
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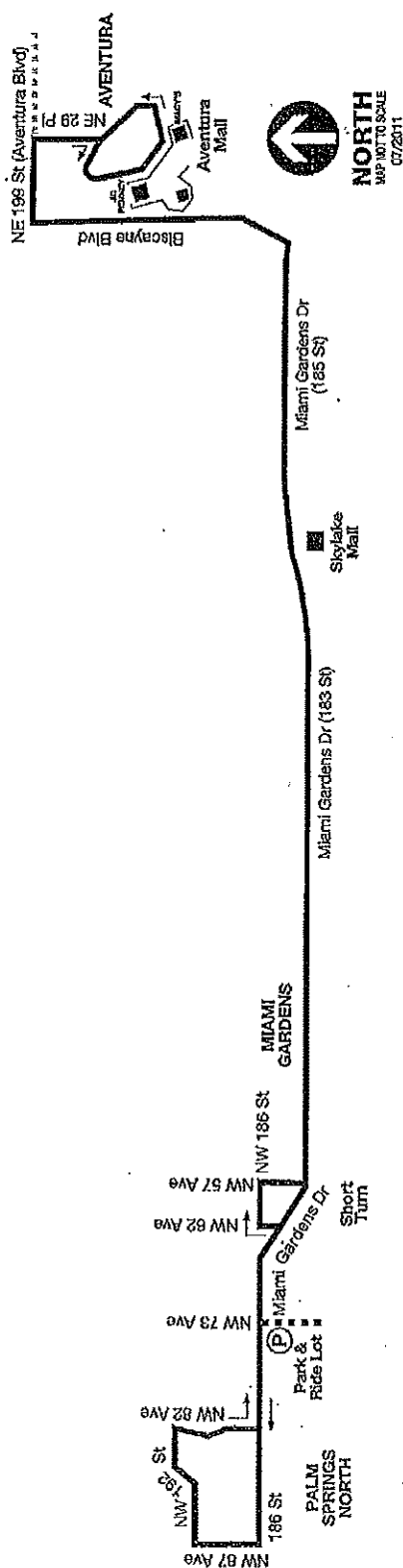
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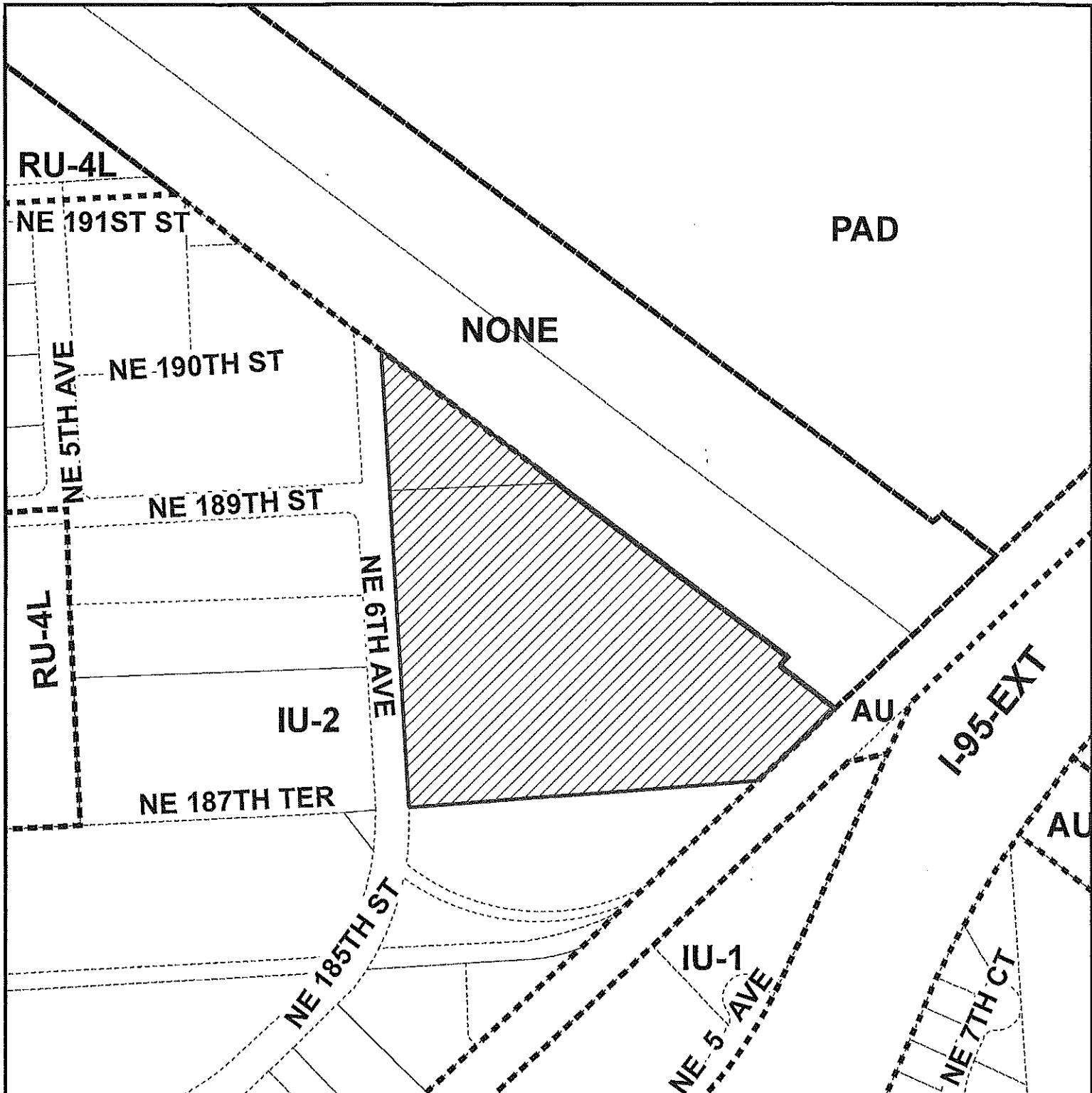


Route I-95 Dade Broward Express Sheridan Street



Route 183 Local





MIAMI-DADE COUNTY
HEARING MAP

Process Number

G2012000001

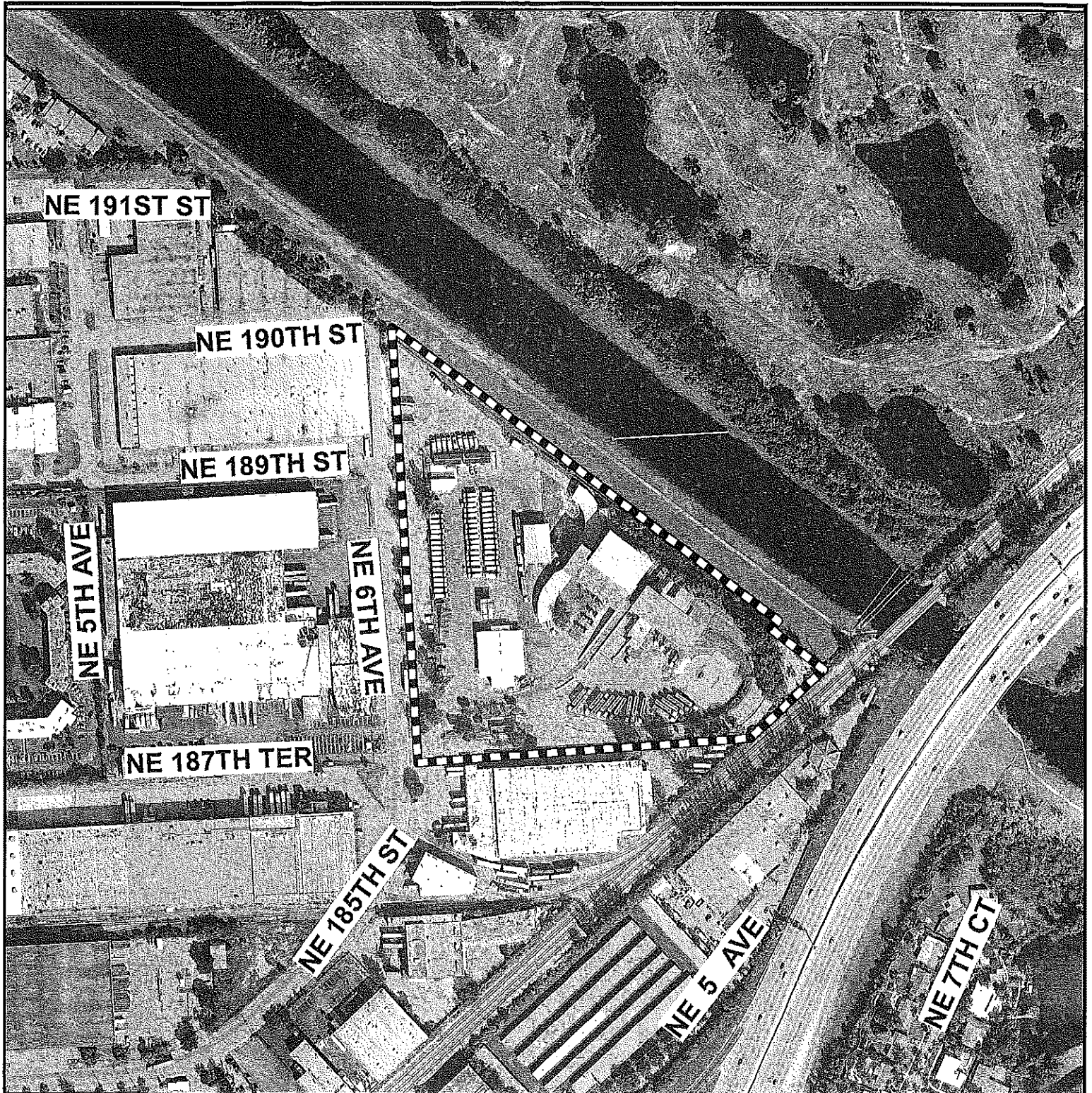
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 Applicant: PUBLIC WORKS AND WASTE MANAGEMENT
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



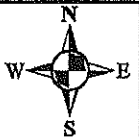
| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

G2012000001



Section: 06 Township: 52 Range: 42
Applicant: PUBLIC WORKS AND WASTE MANAGEMENT
Zoning Board: C2
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

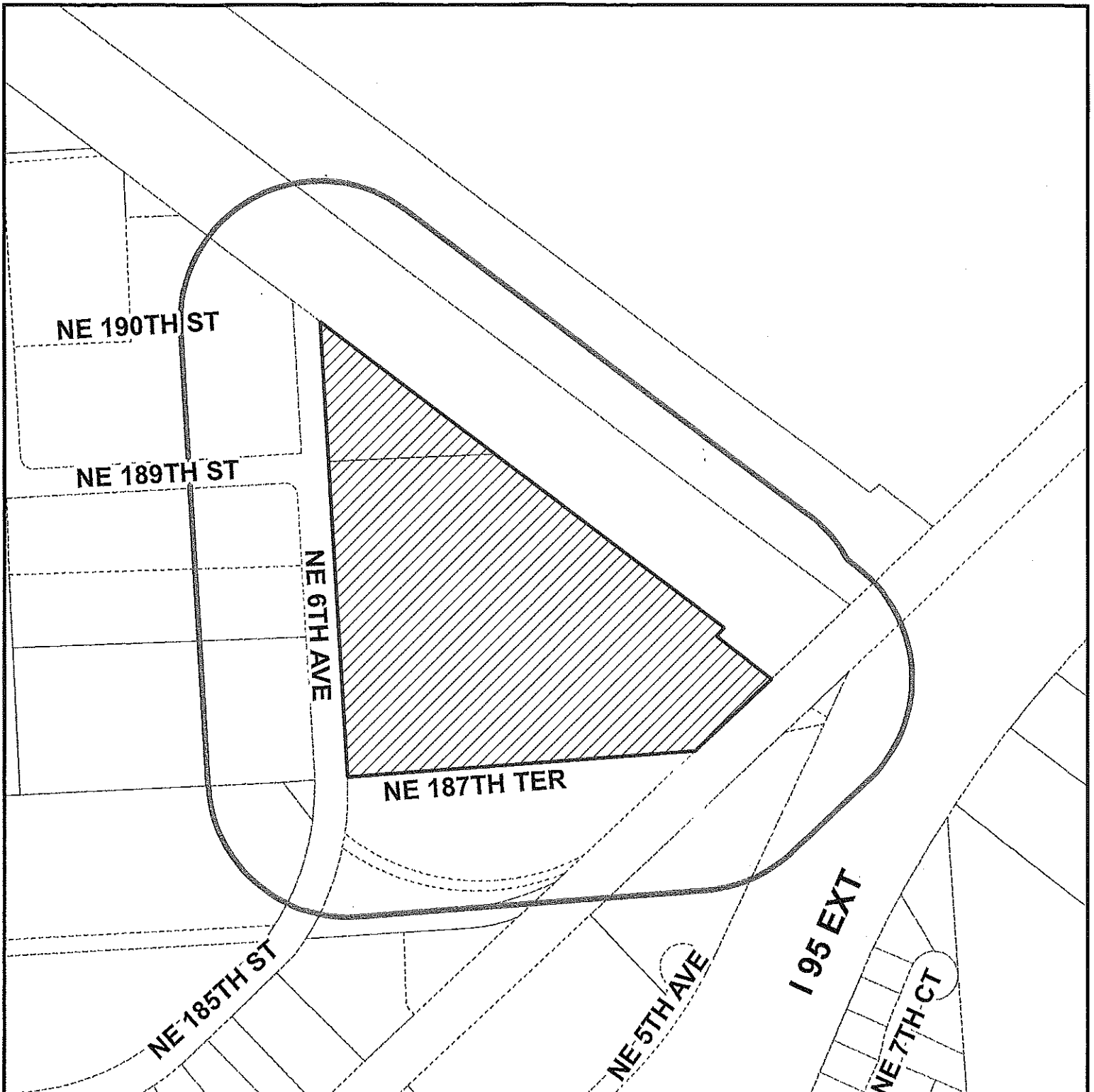


Subject Property



SKETCH CREATED ON: Thursday, August 30, 2012

| REVISION | DATE | BY |
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MIAMI-DADE COUNTY
RADIUS MAP



Process Number
G2012000001

Section: 06 Township: 52 Range: 42
Applicant: PUBLIC WORKS AND WASTE MANAGEMENT
Zoning Board: C2
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

RADIUS: 300



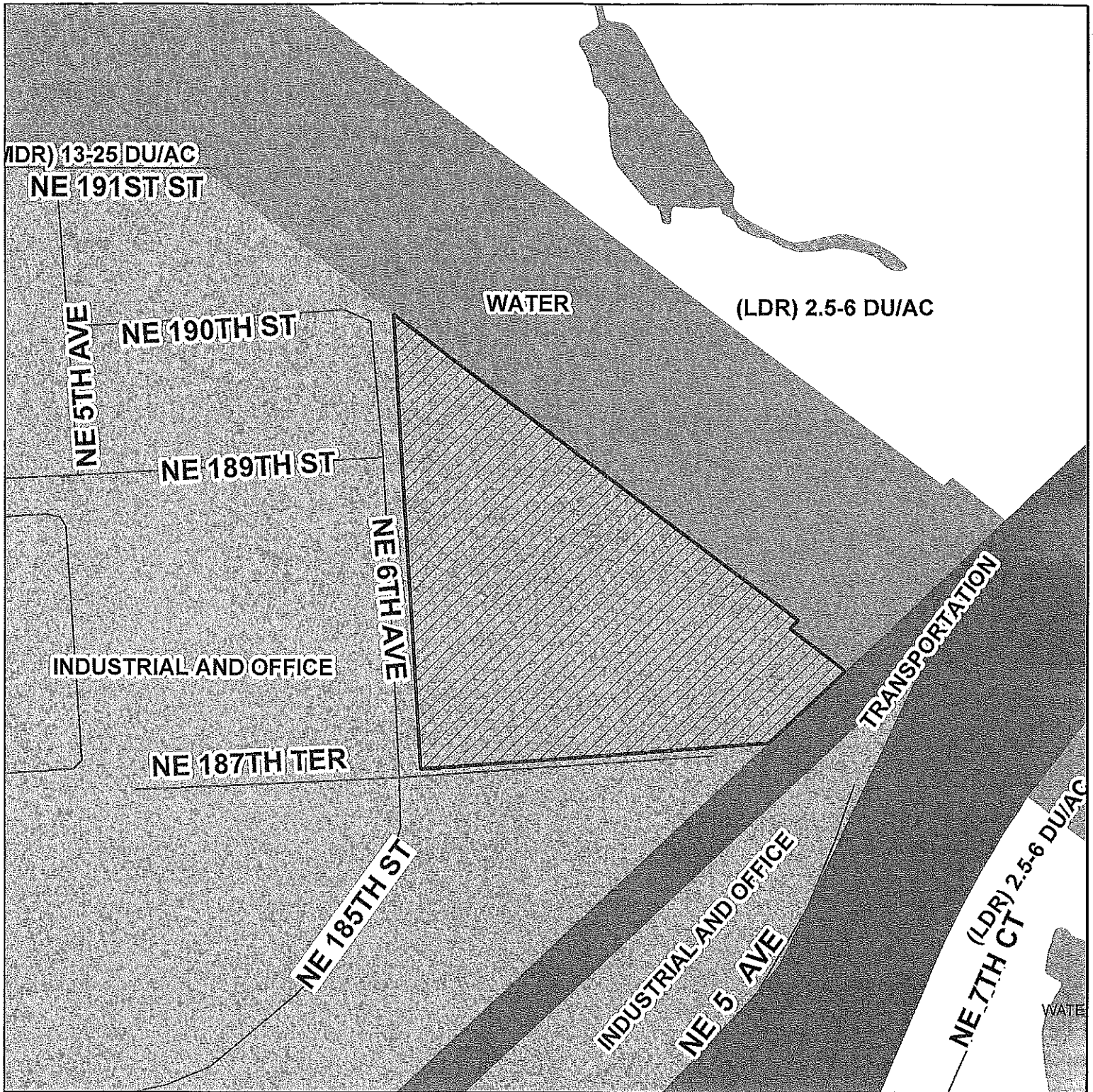
Legend

-  Subject Property
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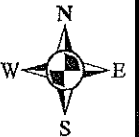
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MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2012000001



Section: 06 Township: 52 Range: 42
 Applicant: PUBLIC WORKS AND WASTE MANAGEMENT
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case

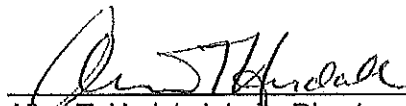


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APPLICATION GF12-01

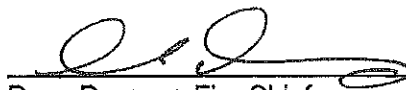
PUBLIC WORKS AND WASTE MANAGEMENT
NEW ADMINISTRATION BUILDING



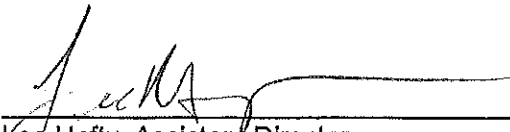
Anna T. Hudak, Interim Director
Public Works and Waste Management



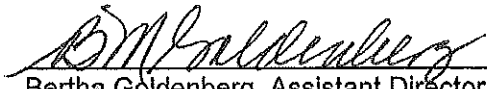
Eric Silva, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources



Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department



Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources



Bertha Goldenberg, Assistant Director
Water and Sewer Department



Lester Sola, Director
Internal Services Department




MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 22, 2014

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(C)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Agenda Item No. 5(c)

Veto _____

1-22-14

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING A NEW ADMINISTRATION
BUILDING FOR THE PUBLIC WORKS AND WASTE
MANAGEMENT DEPARTMENT, LOCATED AT 18701 NE 6TH
AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE
CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds that the proposed satellite waste operations administration building for the Public Works and Waste Management Department located at 18701 NE 6th Avenue, more specifically described in attached Exhibits A and B are necessary to provide for and protect the public health, safety and welfare of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of January, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Craig H. Collier

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday 22nd day of January 2014 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application: NEW 3A ADMINISTRATION BUILDING

Number: GF12-01

Applicant: PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

Location: 18701 NE 6TH Avenue, Miami-Dade County

Size: Approximately 12.3 acres

Request: Approval of the New 3A Administration Building

Legal Description: FOLIOS: 30-2206-000-0121 and 30-2206-000-0117

ALL THAT PORTION OF THE NW ¼ OF THE SE ¼ OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA, LYING SOUTHWESTERLY OF A LINE 205 FEET SOUTHWEST OF AND PARALLEL TO THE CENTERLINE OF SNAKE CREEK CANAL AND NORTHWESTERLY OF SEABOARD COAST LINE RIGHT-OF-WAY ALSO KNOWN AS N.E. INCINERATOR.

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 11TH FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL (305)670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

MIAMI-DADE COUNTY

NEW ADMINISTRATION BUILDING FOR THE PUBLIC WORKS
AND WASTE MANAGEMENT DEPARTMENT

Legal Description

ALL THAT PORTION OF THE NW ¼ OF THE SE ¼ OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA, LYING SOUTHWESTERLY OF A LINE 205 FEET SOUTHWEST OF AND PARALLEL TO THE CENTERLINE OF SNAKE CREEK CANAL AND NORTHWESTERLY OF SEABOARD COAST LINE RIGHT-OF-WAY ALSO KNOWN AS N.E. INCINERATOR.



N.E. Transfer Station & Waste Facility
EOP-SW-09E018
15707 N.E. 6th Avenue
Miami, FL 33179

TSAQ DesignGroup

7836 NE 4th Court, Suite 101
Miami, FL 33138
T 305-678-2006
F 305-678-2005
www.bonded.com

Accession No: AA26001044

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NEPTUNE INDUSTRIES, INC.
Lastingham Architecture and Planning

3323 Olive St Avenue - Apt 6
Miami, FL 33170

1. Bitte Name und StraÙe

OFFICE OF THE
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECTS
LA-00000000

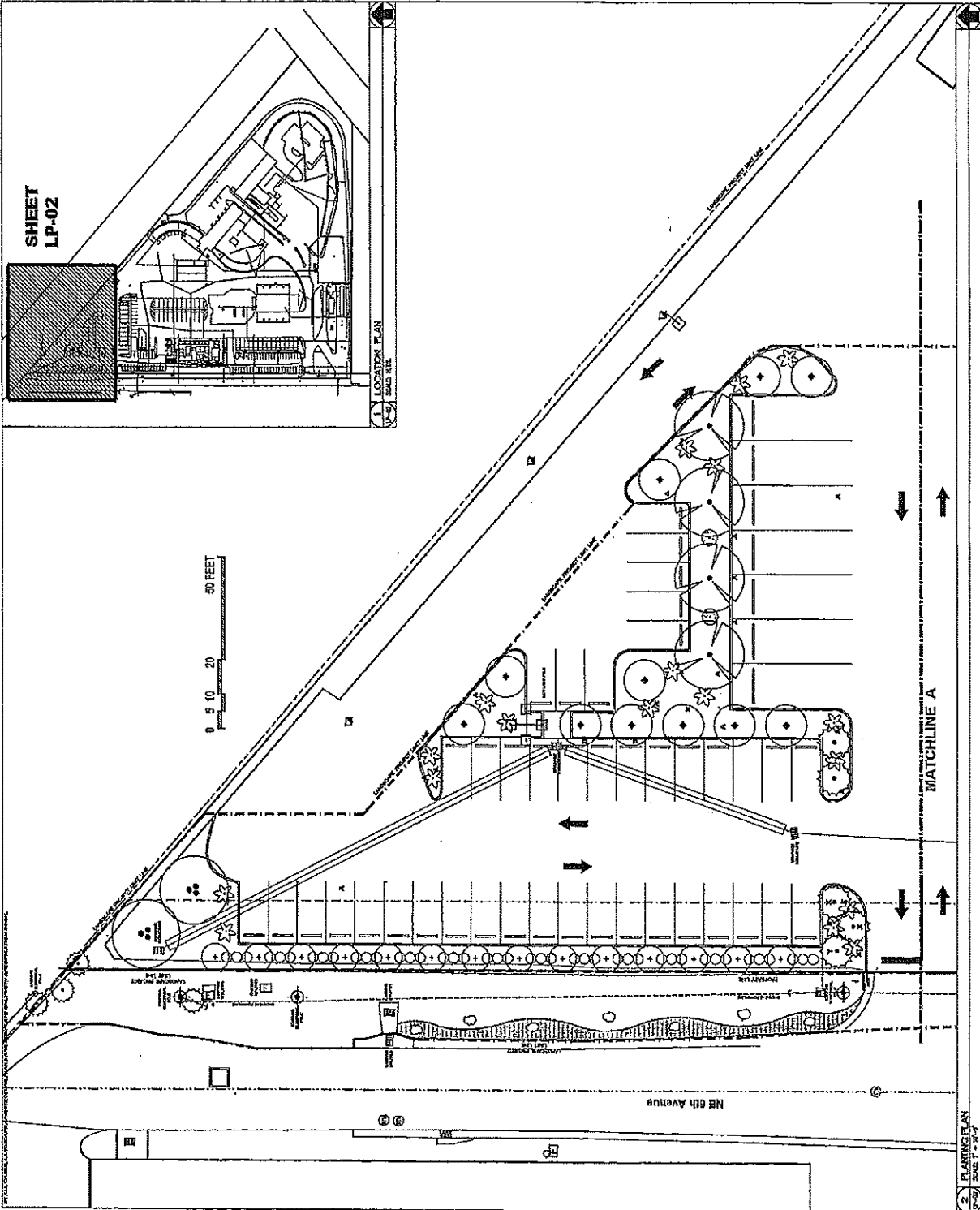
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PLANTING PLAN



CONFIDENTIAL

LP-02



PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT



N.E. Transfer Station & Waste Facility
 13700 N.W. 25th Avenue
 Miami, FL 33179

TS&O Design Group

7833 NE 4th Court, Suite 101
 Miami, FL 33138
 T 305-472-2955
 F 305-472-2955
 www.tsandesign.com

License No: AA20001044

| | |
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| Project No. | 13700 NW 25th Avenue |
| Owner | County of Miami-Dade |
| Design | Design of Landscape |
| Scale | 1" = 10'-0" |
| Date | 12/12/10 |
| By | TS&O Design Group |
| Check | TS&O Design Group |
| Approved | TS&O Design Group |

1" = 10'-0" or as noted

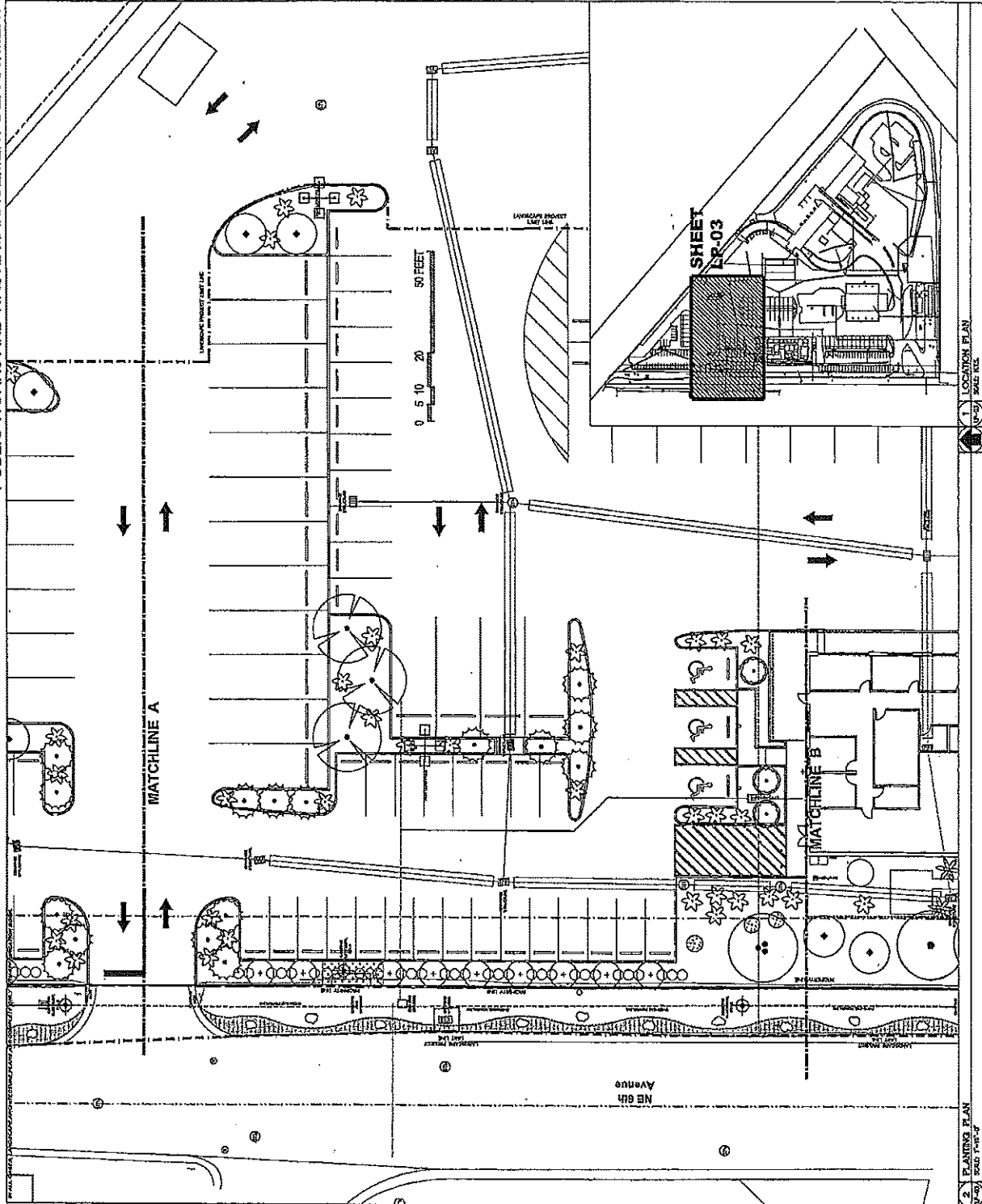
FERNANDEZ-BERNARD, INC.
 Landscape Architecture and Planning
 2525 Biscayne Blvd., Suite 201
 Miami, FL 33137

Luisa Fernandez-Bernard
 Principal
 Registered Landscape Architect
 License No. 13000

PLANTING PLAN

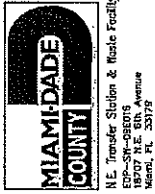


LP-03



1 LOCATION PLAN
 SCALE 1" = 50'-0"

2 PLANTING PLAN
 SCALE 1" = 10'-0"



TS&O DesignGroup
7636 NE 4th Court, Suite 101
Miami, FL 33138
T 305-578-2005
F 305-578-2005
www.tsandesign.com

License No: AJ28001044
 Permit No: 003326
 Date of Issue: 01/01/2010
 Date of Expiry: 01/01/2011
 Name of Applicant: [illegible]
 Name of Licensee: [illegible]
 Name of Employer: [illegible]
 Name of Supervisor: [illegible]
 Name of Inspector: [illegible]
 Name of Signatory: [illegible]
 Name of Authority: [illegible]

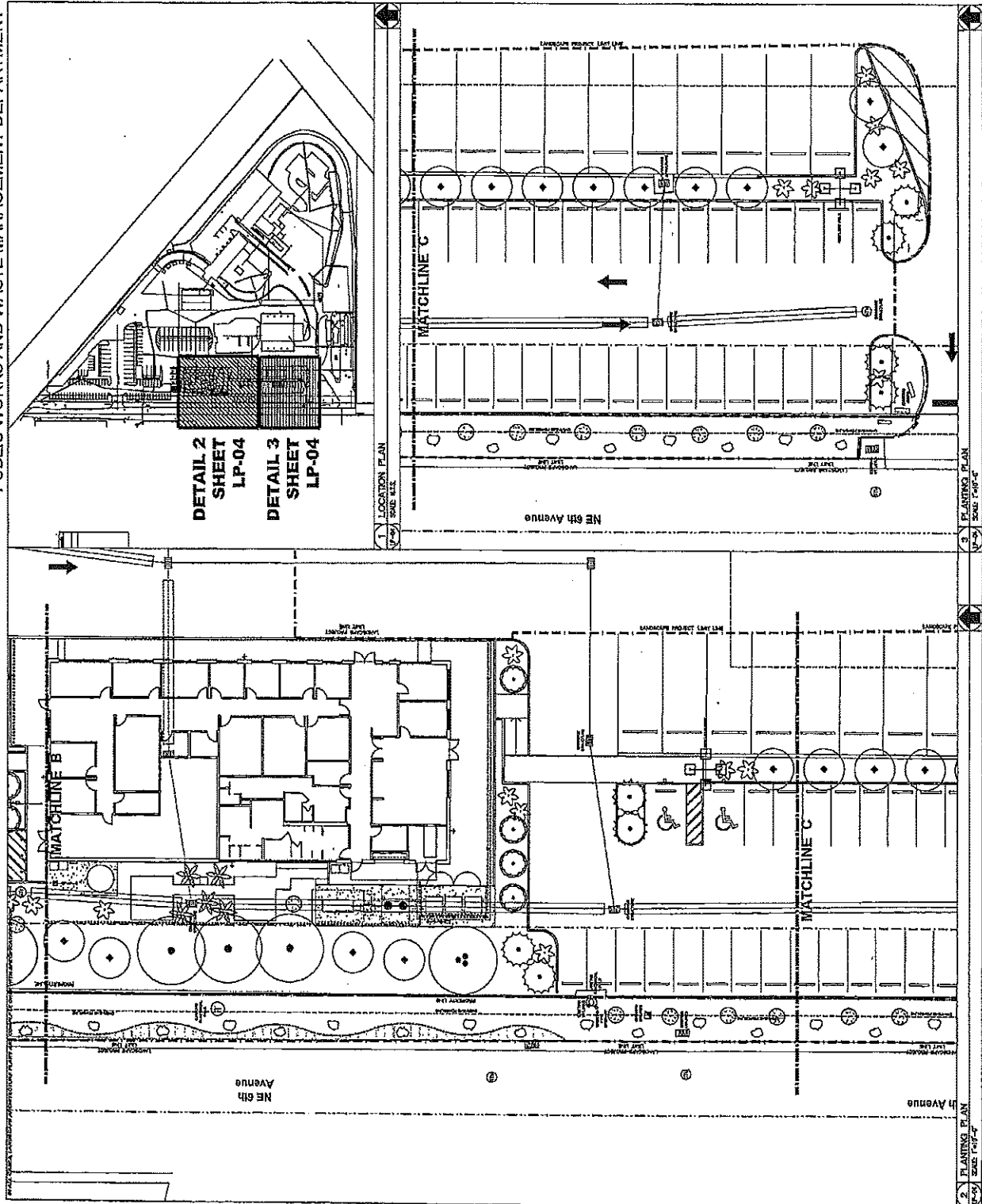
PERNADEZ-DEBRAUD, INC.
Landscape Architecture and Planning
2333 MICHELL AVENUE #218
MIAMI, FL 33122

Leticia Fernandez-Benard
STATE OF FLORIDA
PROFESSIONAL LANDSCAPE ARCHITECT
License#7762

PLANTING PLAN



LP-04





NET Transfer Station & Waste Facility
EDASW 2995016
78701 N.E. 6th Avenue
Miami, Florida 33179

TSAO DesignGroup

7636 NE 4th Court, Suite 101
Miami, FL 33128
T 305 576-2006
F 305 576-2005
www.jacobellisgolf.com

PROLIFERATION

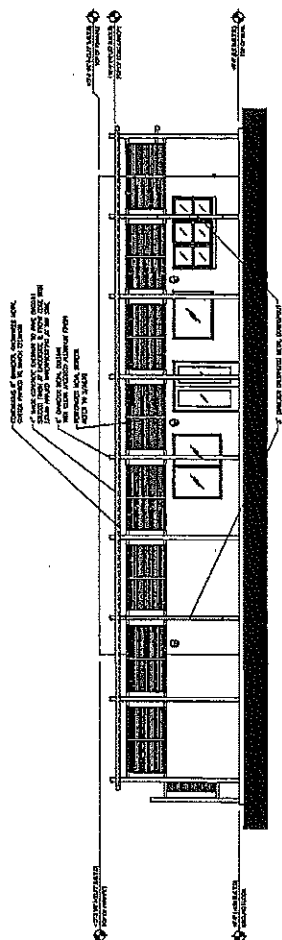
| Project No. | Project Date | Project Description |
|-------------|--------------|---------------------|
| 0001 | 1970 | ... |

JASON R. HAGONIAN, LICENSE #A0001268

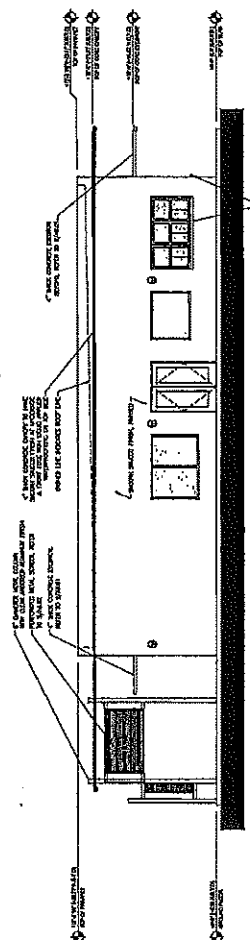
EXTERIOR ELEVATIONS
SOUTH
2/16" - 1'-0"



A3.00



2. Exterior Elevation - SOUTH



Exterior Elevation - SOUTH



TSAO DesignGroup
7836 NE 4th Court, Suite 101
Miami, FL 33138
T 305.576.2005
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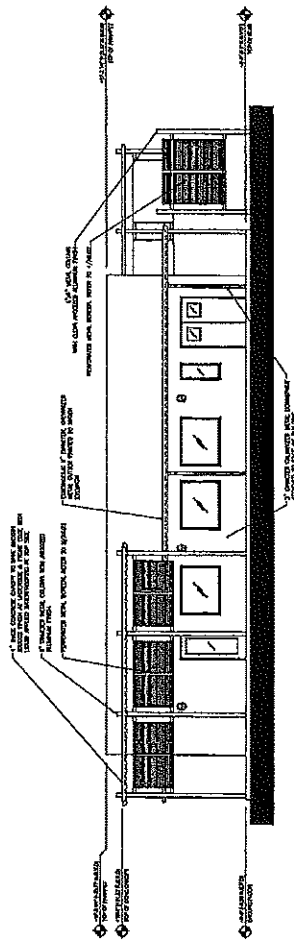
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1450N.B. HAGOPIAN; LICENSE #ARD091298

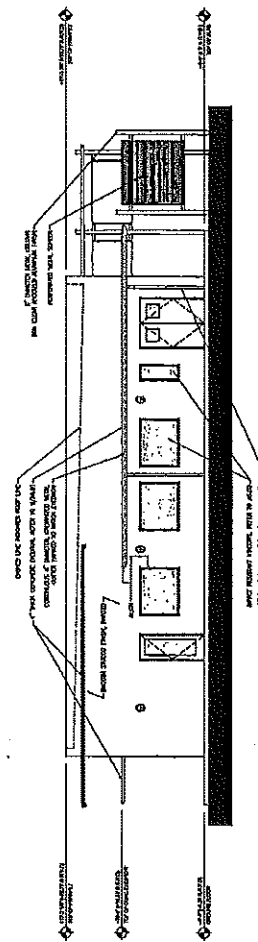
EXTERIOR ELEVATIONS
NORTH
3/16" = 1'-0"



A3.02



2 Exterior Elevation - NORTH



1 **Exterior Illumination - North**

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

THE CITY OF MIAMI
PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
1000 BAYVIEW BLVD., SUITE 1000
MIAMI, FL 33134
TEL: 305-375-2000
FAX: 305-375-2000
WWW.MIAMIGOV.GOV



MIAMI-DADE COUNTY
NE Transfer Station & Waste Facility
1000 BAYVIEW BLVD., SUITE 1000
MIAMI, FL 33134
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TS&O Design Group
705 NE 1st Ave., Suite 101
Miami, FL 33132
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Project: NE Transfer Station & Waste Facility
Drawing: A3.03
Scale: 1/8" = 1'-0"
Date: 01/11/11
Author: [Redacted]
Checker: [Redacted]
Approver: [Redacted]

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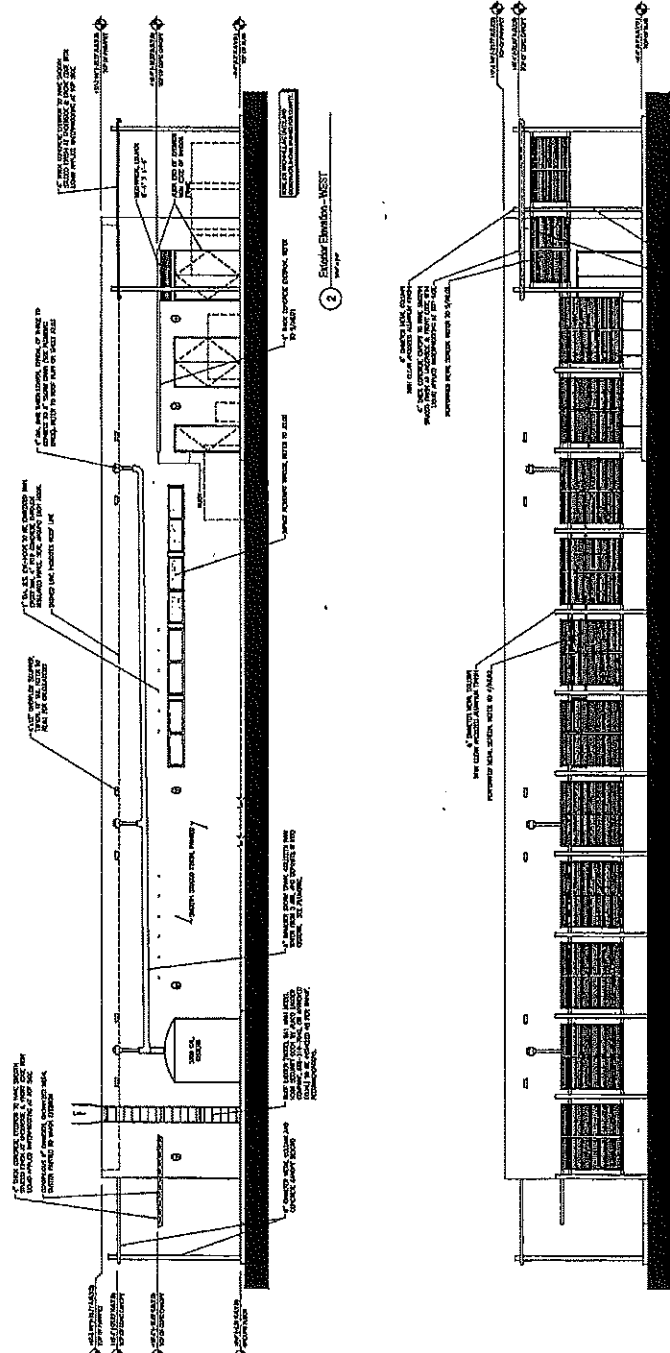
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01/11/11 01/11/11 01/11/11



EXTERIOR ELEVATIONS
WEST
3/16" = 1'-0"



A3.03

JASON R. HARRIS, LICENSE #A0007282